



**COMMUNITY DEVELOPMENT DIVISION
FREDERICK COUNTY, MARYLAND**

Department of Permits and Inspections

30 North Market Street • Frederick, Maryland 21701

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TTY: Use Maryland Relay Service

Minimum Expectations for Residential Building Inspections
Reference: 2009 International Residential Code

It is important that the work is ready for inspection, ideally *before* you schedule the inspection, and that the work has been done in accordance with the approved plans. **Your copy of the reviewed, approved plans must be available for the Inspector at the time of each inspection.** Please feel free to contact the Chief Building Inspector, David Doyle, at 240-674-2396 (mobile) with any inspection-related questions.

Home or Accessory Structure

Footing: The footers must be completely ready! The Inspector should not arrive on site to find that you are still in the process of digging or forming the footers. There must be no water, mud, or soft soil in the footers. If any engineering is involved, a stamped engineered design shall be on site at the time of the inspection. A copy of the plot plan used for the permit application submittal must be on site. Location of footers must match proposed construction location on the plot plan.

Backfill: The drain tile, stone, and filter material must be in place with the foundation coating dry, and where possible, the tile must run to daylight by gravity flow. The same is expected if pipes are installed through the footer to an interior drain. Also, mud sill anchoring devices must be in place at this inspection.

Slab: The perimeter insulation, vapor barrier and wire must be in place. If any engineering is involved, a stamped engineered design shall be on site at the time of the inspection.

Framing: The framing must be complete and the structure in the dry; all windows, doors, roof shingles installed, and any roof penetrations must be water tight. If an insulation inspection will not be involved, then any electrical and plumbing rough-in inspections must be passed. As previously noted, the set of reviewed construction plans must be available to the Inspector at the time of inspection.

Insulation: All exterior walls must be insulated, the open space between any window, door and framing must be filled, all fire sprinkler pipe in the attic must be tented, and all fire stopping must be in place.

Final: All work must be completed. All safety issues, doors, cabinets and any insulation that wasn't installed at the time of the insulation inspection must be installed.

Swimming Pool

Location: The submitted and reviewed plot plan must be on site and the pool must be located on the property per the approved plot plan.

Final: Fence, alarm, self-latching/self-closing gates must be in place and working.